

# PUBLIC NOTICES

## TRUSTEE'S SALE

In Re: **Don A. Voepel and Rita M. Voepel, husband and wife**

**TRUSTEE'S SALE** – Under the terms of the Deed of Trust executed by **Don A. Voepel and Rita M. Voepel, husband and wife**, dated **04/27/2007**, and recorded on **04/30/2007**, Document **200703256**, in the office of the Recorder of Deeds for Warren County, MISSOURI, the undersigned Successor Trustee, will on **05/24/2013**, at **3:00 P.M. at the North Front door of the Warren County Courthouse, 104 W. Main St., Warrenton, MO 63383**, sell at public venue to the highest bidder for cash, the realty described in said deed of trust, to-wit:

**A TRACT OF LAND BEING PART OF LOT 7 OF THE CORRECTED PLAT OF OAKVIEW VILLA AND ARLINGTON CONDOS AS SHOWN ON SLIDE C-87 AND C-88 OF THE WARREN COUNTY RECORDS AND LOCATED IN SECTION 21, TOWNSHIP 47 NORTH, RANGE 2 WEST, CITY OF WARRENTON, WARREN COUNTY, MISSOURI AND DESCRIBED AS FOLLOWS: BEGINNING AT AN OLD IRON ROD AT THE NORTHWEST CORNER OF LOT 7; THENCE ALONG THE NORTH LINE OF LOT 7, NORTH 40 DEGREES 56 MINUTES EAST, 123.49 FEET TO AN IRON ROD; THENCE ALONG THE NORTH LINE OF LOT 7 WITH A CURVE TO THE RIGHT, 36.93 FEET, SAID CURVE HAVING A RADIUS OF 125.00 FEET; THENCE ALONG A CURVE TO THE LEFT, 8.57 FEET, SAID CURVE HAVING A RADIUS OF 175.00 FEET TO AN IRON ROD; THENCE SOUTH 40 DEGREES 12 MINUTES WEST, 26.61 FEET; THENCE ALONG A COMMON WALL, SOUTH 40 DEGREES 12 MINUTES WEST, 47.33 FEET; THENCE SOUTH 40 DEGREES 12 MINUTES WEST, 101.50 FEET TO AN IRON ROD; THENCE ALONG THE WEST LINE OF LOT 7, NORTH 02 DEGREES 46 MINUTES EAST, 75.87 FEET TO THE PLACE OF BEGINNING.**

### KOZENY & MCCUBBIN, L.C. SUCCESSOR TRUSTEE

Published in the Warren County Record  
KM File #: **VOEDOVCU**  
First publication date **05/02/2013**

**This firm is a debt collector and any information we obtain from you will be used for that purpose.**

Publish in the Warren County Record May 2, 9, 16 and 23, 2013.

## TRUSTEE'S SALE

In Re: **Nathaniel W. Kammeier, A Single Person, Trustee's Sale:**

For default in payment of debt and performance of obligation secured by Deed of Trust executed by Nathaniel W. Kammeier, A Single Person, dated July 27, 2007, and recorded in the Office of the Recorder of Deeds of Warren County, Missouri, as Instrument Number: 200707276, the undersigned Successor Trustee, at the request of the legal holder of said Note, will on Thursday, May 23, 2013, between the hours of 9:00 a.m. and 5:00 p.m., (at the specific time of 12:40 P.M.), at the North Front Door of the Courthouse, City of Warrenton, County of Warren, State of Missouri, sell at public venue to the highest bidder for cash the following described real estate, described in said Deed of Trust, and situated in Warren County, State of Missouri, to-wit:

A TRACT OF LAND BEING PART OF THE SOUTH-EAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 47 NORTH, RANGE 1 WEST AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 46 NORTH, RANGE 1 WEST, WARREN COUNTY, MISSOURI AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 81 DEGREES -04' WEST 49.90 FEET; THENCE NORTH 82 DEGREES -54' EAST 955.54 FEET TO AN IRON ROD AT THE PLACE OF BEGINNING OF THE SAID TRACT OF LAND; THENCE NORTH 82 DEGREES -55' EAST 275.70 FEET TO AN OLD IRON ROD; THENCE ALONG THE WEST LINE OF MISSOURI STATE HIGHWAY "F", SOUTH 00 DEGREES -30' EAST 226.67 FEET; THENCE SOUTH 12 DEGREES -06' WEST 52.62 FEET; THENCE SOUTH 01 DEGREE -06' WEST 148.03 FEET; THENCE SOUTH 11 DEGREES -09' EAST 51.75 FEET; THENCE SOUTH 00 DEGREES -35' WEST 22.36 FEET TO AN OLD IRON ROD; THENCE LEAVING THE SAID WEST LINE OF MISSOURI STATE HIGHWAY "F", NORTH 87 DEGREES -31' WEST 287.51 FEET TO A CORNER IN A LAKE; THENCE NORTH 13 DEGREES -46' WEST 205.83 FEET TO AN IRON ROD; THENCE NORTH 26 DEGREES -29' EAST 129.36 FEET TO AN IRON ROD; THENCE NORTH 02 DEGREES -57' EAST 137.26 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.24 ACRES, MORE OR LESS. GRANTOR GRANTS AND RESERVES UNTO THEMSELVES A 50 FOOT WIDE ROAD AND UTILITY EASEMENT AS PARTICULARLY DESCRIBED AS FOLLOWS: A STRIP OF LAND 50 FEET WIDE FOR ROAD AND UTILITY EASEMENT BEING PART OF THE SOUTH-EAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 47 NORTH, RANGE 1 WEST, WARREN COUNTY, MISSOURI AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 46 NORTH, RANGE 1 WEST; THENCE NORTH 81 DEGREES -04' WEST 49.90 FEET; THENCE NORTH 82 DEGREES -54' EAST 955.54 FEET TO AN IRON ROD AT THE PLACE OF BEGINNING OF THE NORTH LINE OF THE SAID 50 FOOT WIDE STRIP OF LAND; THENCE ALONG THE SAID NORTH LINE, NORTH 82 DEGREES -55' EAST 275.70 FEET TO AN OLD IRON ROD ON THE WEST LINE OF MISSOURI STATE HIGHWAY "F" AND THE END OF THE SAID NORTH LINE OF THE 50 FOOT WIDE ROAD AND UTILITY EASEMENT.

to satisfy said debt and cost.

MILLSAP & SINGER, P.C.,  
Successor Trustee  
612 Spirit Drive  
St. Louis, MO 63005  
(636) 537-0110  
File No: 150698.052313.306128 FC

### NOTICE

Pursuant to the Fair Debt Collection Practices Act, 15 U.S.C. §1692c(b), no information concerning the collection of this debt may be given without the prior consent of the consumer given directly to the debt collector or the express permission of a court of competent jurisdiction. The debt collector is attempting to collect a debt and any information obtained will be used for that purpose.

Publish in the Warren County Record May 2, 9, 16 and 23, 2013.

## TRUSTEE'S SALE

In Re: **George E. Stanfill III, a single man**

**TRUSTEE'S SALE** – Under the terms of the Deed of Trust executed by **George E. Stanfill III, a single man**, dated **08/30/2006**, and recorded on **09/05/2006**, Document **200607696**, in the office of the Recorder of Deeds for Warren County, MISSOURI, the undersigned Successor Trustee, will on **06/07/2013**, at **3:00 P.M. at the North Front door of the Warren County Courthouse, 104 W. Main St., Warrenton, MO 63383**, sell at public venue to the highest bidder for cash, the realty described in said deed of trust, to-wit:

**LOT 24 IN THE ORIGINAL TOWN OF MARTHASVILLE, WARREN COUNTY, MISSOURI..**

### KOZENY & MCCUBBIN, L.C. SUCCESSOR TRUSTEE

Published in the Warren County Record  
KM File #: **STAGEBAC**  
First publication date **05/16/2013**

**This firm is a debt collector and any information we obtain from you will be used for that purpose.**

Publish in the Warren County Record May 16, 23, 30 and June 6, 2013.

**TRUSTEE'S SALE** - For default in the payment of debt and performance of obligation described in and secured by Deed of Trust executed by John J. Piskulich, a single man and dated June 21, 2004, and recorded on June 29, 2004 as Book 1263 Page 788 in the office of the Recorder of Deed for Warren County, Missouri, the undersigned Successor Trustee, at the request of the legal holder of the debt, who has elected to declare the entire debt due and payable, will on June 7, 2013 at 11:00 AM at the North Front Door of the Warren County Courthouse, 104 W. Main Street, Warrenton, MO, sell at public venue to the highest bidder for cash, the realty described in said deed of trust, to wit: ALL OF LOT 16 OF BUBBLING BROOK ESTATES PLAT TWO, A SUBDIVISION AS NUMBERED AND DESIGNATED ON PLAT RECORDED ON SLIDE B-391, OF THE WARREN COUNTY RECORDS, and more commonly known as: 26302 Bubbling Brook Court, Foristell, MO 63348 Subject to easements, restrictions, reservations, and covenants, if any, to satisfy said debt and cost. BY: The Boyd Law Group, L.C. Successor Trustee (636) 447-8500 phone (636) 447-8505 fax BLG File #: 13-00801 This firm is a debt collector and any information we obtain from you will be used for that purpose. A-4384365 05/16/2013, 05/23/2013, 05/30/2013, 06/06/2013

## TRUSTEE'S SALE

In Re: **Michael D. Owenby and Margaret M.L. Lefferdink, husband and wife, as joint tenants**

**TRUSTEE'S SALE** – Under the terms of the Deed of Trust executed by **Michael D. Owenby and Margaret M.L. Lefferdink, husband and wife, as joint tenants** dated **02/07/2008**, and recorded on **02/22/2008**, Document **200801109**, in the office of the Recorder of Deeds for Warren County, MISSOURI, the undersigned Successor Trustee, will on **05/24/2013**, at **3:00 P.M. at the North Front door of the Warren County Courthouse, 104 W. Main St., Warrenton, MO 63383**, sell at public venue to the highest bidder for cash, the realty described in said deed of trust, to-wit:

**ALL OF LOTS ONE (1) AND TWO (2) OF BLOCK TWO (2) OF BEBARMAYER AND WEHRMAN ADDITION TO COLLEGE HEIGHTS ADDITION TO THE CITY OF WARRENTON, MISSOURI, AS NUMBERED AND DESIGNATED ON THE RECORDED PLAT OF SAID ADDITION IN THE OFFICE OF RECORDER OF DEEDS FOR WARREN COUNTY, MISSOURI. ALSO, A TRACT OR LAND, SITUATE IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION TWENTY-ONE (21), TOWNSHIP FORTY-SEVEN (47), NORTH, RANGE TWO (2) WEST AND LYING IMMEDIATELY WEST OF AND ADJACENT TO THE ABOVE SAID LOTS 1 AND 2 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE SAID LOT 1 AND RUNNING THENCE WEST 829.2 FEET TO THE EAST LINE OF SCHOWENGERDY'S LAND; THENCE NORTH 1 DEGREE 8 MINUTES WEST 136.3 FEET TO A STAKE; THENCE NORTH 89 DEGREES 43 MINUTES EAST 830.6 FEET TO THE NORTHWEST CORNER OF ABOVE SAID LOT 2; THENCE SOUTH WITH THE WEST LINE OF SAND LOTS 1 AND 2, 140.5 FEET TO THE BEGINNING. EXCEPT FOR THE PROPERTY CONVEYED TO THE STATE OF MISSOURI ACTING BY AND THROUGH THE MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION IN A GENERAL WARRANTY DEED DATED SEPTEMBER 1, 2001 AND RECORDED IN THE WARREN COUNTY RECORDS AT BOOK 1075 PAGE 00011.**

More accurately described as,

**ALL OF LOTS ONE (1) AND TWO (2) OF BLOCK TWO (2) OF BEBERMEYER AND WEHRMAN ADDITION TO COLLEGE HEIGHTS ADDITION TO THE CITY OF WARRENTON, MISSOURI, AS NUMBERED AND DESIGNATED ON THE RECORDED PLAT OF SAID ADDITION IN THE OFFICE OF RECORDER OF DEEDS FOR WARREN COUNTY, MISSOURI. ALSO, A TRACT OF LAND, SITUATE IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION TWENTY-ONE (21), TOWNSHIP FORTY-SEVEN (47), NORTH, RANGE TWO (2) WEST AND LYING IMMEDIATELY WEST OF AND ADJACENT TO THE ABOVE SAID LOTS 1 AND 2 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE SAID LOT 1 AND RUNNING THENCE WEST 829.2 FEET TO THE EAST LINE OF SCHOWENGERDY'S LAND; THENCE NORTH 1 DEGREE 8 MINUTES WEST 136.3 FEET TO A STAKE; THENCE NORTH 89 DEGREES 43 MINUTES EAST 830.6 FEET TO THE NORTHWEST CORNER OF ABOVE SAID LOT 2; THENCE SOUTH WITH THE WEST LINE OF SAID LOTS 1 AND 2, 140.5 FEET TO THE BEGINNING. EXCEPT FOR THE PROPERTY CONVEYED TO THE STATE OF MISSOURI ACTING BY AND THROUGH THE MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION IN A GENERAL WARRANTY DEED DATED SEPTEMBER 1, 2001 AND RECORDED IN THE WARREN COUNTY RECORDS AT BOOK 1075 PAGE 00011.**

### KOZENY & MCCUBBIN, L.C. SUCCESSOR TRUSTEE

Published in the Warren County Record

KM File #: **LEFMAGTS**

First publication date **05/02/2013**

**This firm is a debt collector and any information we obtain from you will be used for that purpose.**

Publish in the Warren County Record May 2, 9, 16 and 23, 2013.

## TRUSTEE'S SALE

In Re: **Marsha L. Midiri, a single person**

**TRUSTEE'S SALE** – Under the terms of the Deed of Trust executed by **Marsha L. Midiri, a single person**, dated **01/11/2006**, and recorded on **03/21/2006**, Book **1377**, Page **292**, in the office of the Recorder of Deeds for Warren County, MISSOURI, the undersigned Successor Trustee, will on **06/07/2013**, at **3:00 P.M. at the North Front door of the Warren County Courthouse, 104 W. Main St., Warrenton, MO 63383**, sell at public venue to the highest bidder for cash, the realty described in said deed of trust, to-wit:

**LOT 32 OF TROTTERS RIDGE PLAT TWO, AS PER PLAT THEREOF RECORDED IN SLIDE C-197 AND C-198 OF THE WARREN COUNTY RECORDS.**

### KOZENY & MCCUBBIN, L.C. SUCCESSOR TRUSTEE

Published in the Warren County Record  
KM File #: **MIDMASET**  
First publication date **05/16/2013**

**This firm is a debt collector and any information we obtain from you will be used for that purpose.**

Publish in the Warren County Record May 16, 23, 30 and June 6, 2013.

## TRUSTEE'S SALE

In Re: **Kevin Killoren, Husband and Wife, and Nancy E Killoren, Husband and Wife, Trustee's Sale:**

For default in payment of debt and performance of obligation secured by Deed of Trust executed by Kevin Killoren, Husband and Wife, and Nancy E Killoren, Husband and Wife, dated March 8, 2007, and recorded in the Office of the Recorder of Deeds of Warren County, Missouri, as Document Number 200701909, the undersigned Successor Trustee, at the request of the legal holder of said Note, will on Thursday, May 30, 2013, between the hours of 9:00 a.m. and 5:00 p.m., (at the specific time of 12:40 P.M.), at the North Front Door of the Courthouse, City of Warrenton, County of Warren, State of Missouri, sell at public venue to the highest bidder for cash the following described real estate, described in said Deed of Trust, and situated in Warren County, State of Missouri, to-wit:

### TRACT I

A TRACT OF LAND BEING A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 46 NORTH, RANGE 2 WEST [WARREN COUNTY, MISSOURI] AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT AN OLD IRON ROD AT THE CENTER OF SECTION 10; THENCE SOUTH 89 DEGREES 22 MINUTES WEST 5.01 FEET; THENCE NORTH 02 DEGREES 50 MINUTES WEST 1056.25 FEET TO AN IRON ROD AT THE PLACE OF BEGINNING OF THE SAID TRACT; THENCE NORTH 80 DEGREES 43 MINUTES WEST 336.87 FEET; THENCE SOUTH 87 DEGREES 18 MINUTES WEST 244.17 FEET; THENCE NORTH 10 DEGREES 00 MINUTES EAST 113.66 FEET; THENCE NORTH 24 DEGREES 33 MINUTES WEST 87.09 FEET TO AN IRON ROD; THENCE NORTH 38 DEGREES 12 MINUTES EAST 630.76 FEET TO A POINT IN THE CENTERLINE OF A 40 FOOT WIDE ROAD AND UTILITY EASEMENT; THENCE ALONG THE SAID CENTERLINE SOUTH 40 DEGREES 01 MINUTE EAST 275.36 FEET; THENCE SOUTH 02 DEGREES 50 MINUTES EAST 519.33 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH A JOINT EASEMENT OF ROAD AND UTILITY PURPOSES 30 FEET WIDE BEING MORE FULLY DESCRIBED IN 366 AT PAGE 347 AND IN BOOK 401 AT PAGE 106, WARREN COUNTY DEED RECORDS. ALSO TOGETHER WITH A STRIP OF LAND FOR A ROAD AND UTILITY EASEMENT AS MORE FULLY DESCRIBED IN BOOK 366 AT PAGE 347 AND IN BOOK 401 AT PAGE 106, WARREN COUNTY DEED RECORDS.

### TRACT II

A TRACT OF LAND BEING A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 46 NORTH, RANGE 2 WEST [WARREN COUNTY, MISSOURI] AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD AT THE NORTHWEST CORNER [CORNER] OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 45 DEGREES 14 MINUTES WEST 7.13 FEET; THENCE SOUTH 74 DEGREES 37 MINUTES WEST 38.58 FEET TO A POINT IN THE CENTERLINE OF A 40 FOOT WIDE ROAD AND UTILITY EASEMENT; THENCE ALONG THE SAID CENTERLINE SOUTH 74 DEGREES 10 MINUTES EAST 474.81 FEET; THENCE SOUTH 63 DEGREES 47 MINUTES EAST 392.27 FEET; THENCE SOUTH 60 DEGREES 13 MINUTES EAST 127.87 FEET; THENCE SOUTH 28 DEGREES 38 MINUTES EAST 126.74 FEET; THENCE SOUTH 01 DEGREES 24 MINUTES EAST 128.40 FEET; THENCE SOUTH 18 DEGREES 41 MINUTES EAST 99.01 FEET; THENCE SOUTH 01 DEGREE 56 MINUTES EAST 62.65 FEET TO THE PLACE OF BEGINNING OF THE SAID TRACT OF LAND; THENCE CONTINUING ALONG THE SAID CENTERLINE SOUTH 34 DEGREES 50 MINUTES EAST 161.07 FEET ; THENCE LEAVING THE SAID CENTERLINE SOUTH 38 DEGREES 12 MINUTES WEST 630.76 FEET TO AN IRON ROD; THENCE NORTH 24 DEGREES 33 MINUTES WEST 198.47 FEET TO AN IRON ROD; THENCE NORTH 17 DEGREES 54 MINUTES WEST 118.97 FEET TO AN IRON ROD; THENCE NORTH 51 DEGREES 18 MINUTES EAST 534.45 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH A JOINT EASEMENT OF ROAD AND UTILITY PURPOSES 30 FEET WIDE BEING MORE FULLY DESCRIBED IN BOOK 334 AT PAGE 45 AND IN BOOK 619 AT PAGE 254, WARREN COUNTY DEED RECORDS. ALSO TOGETHER WITH A STRIP OF LAND FOR A ROAD AND UTILITY EASEMENT AS MORE FULLY DESCRIBED IN BOOK 334 AT PAGE 45 AND IN BOOK 619 AT PAGE 254, WARREN COUNTY DEED RECORDS. [THE INFORMATION CONTAINED IN BRACKETS HAS BEEN ADDED TO MORE ACCURATELY REFLECT THE LEGAL DESCRIPTION]

to satisfy said debt and cost.

MILLSAP & SINGER, P.C.,  
Successor Trustee  
612 Spirit Drive  
St. Louis, MO 63005  
(636) 537-0110  
File No: 151430.053013.305203 FC

### NOTICE

Pursuant to the Fair Debt Collection Practices Act, 15 U.S.C. §1692c(b), no information concerning the collection of this debt may be given without the prior consent of the consumer given directly to the debt collector or the express permission of a court of competent jurisdiction. The debt collector is attempting to collect a debt and any information obtained will be used for that purpose.

Publish in the Warren County Record May 9, 16, 23 and 30, 2013.



# PUBLIC NOTICES

## VILLAGE OF INNSBROOK INVITATION TO BID

The Village of Innsbrook, Missouri, invites independent certified public accountants, licensed in Missouri, to submit proposals to perform financial and compliance audits. The audit will cover the fiscal year ending June 30, 2013. Bids shall be submitted to the Village Administrator no later than 12:00 pm, Thursday, June 6, 2013. Specifications may be obtained from the Innsbrook Village Administrator, 1835 Hwy. F, Innsbrook, MO 63390 or by calling 636-745-8844. The City reserves the right to reject any and/or all bids. **Please mark bid envelope: "Audit Bid."**

Chris McCormick, Administrator  
Publish in the Warren County Record May 23, 2013.

### NOTICE OF TRUSTEE'S SALE

For default under the terms of the Deed of Trust executed by Carolyn S. Willmore, Unmarried, dated July 14, 2006, recorded on August 2, 2006, as Document No. 200606583, and re-recorded on July 24, 2007, as Document No. 200705762, Office of the Recorder of Deeds, Warren County, Missouri, the undersigned Successor Trustee will on Friday, June 14, 2013, at 11:00 a.m. at the North Front Door of the Warren County Courthouse, 104 West Boone's Lick Road, in Warrenton, Missouri, sell at public vendue to the highest bidder for cash:

Lot 72 of TROTTER'S CREEK, recorded in Slide C, Pages 331-334 of the Warren County, Missouri Records, to satisfy said debt and costs.

Martin, Leigh, Laws & Fritzen, P.C.  
Successor Trustee  
Richard L. Martin, Vice President  
(816) 221-1430  
www.mllfpc.com

(Willmore, 5677.499, Publication Start: 05/23/2013)

**MARTIN, LEIGH, LAWS & FRITZLEN, P.C., AS SUCCESSOR TRUSTEE, IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

Publish in the Warren County Record May 23, 30 and June 6 and 13, 2013.

### TRUSTEE'S SALE

**IN RE: Leo F. Weyerich and Erin M. Weyerich, husband and wife, Trustee's Sale:**

For default in payment of debt and performance of obligation secured by Deed of Trust executed by Leo F. Weyerich and Erin M. Weyerich, husband and wife, dated January 26, 2006, and recorded in the Office of the Recorder of Deeds of Warren County, Missouri, in Book 1369, Page 043, the undersigned Successor Trustee, at the request of the legal holder of said Note, will on Wednesday, June 5, 2013, between the hours of 9:00 a.m. and 5:00 p.m., (at the specific time of 12:00 P.M.), at the North Front Door of the Courthouse, City of Warrenton, County of Warren, State of Missouri, sell at public vendue to the highest bidder for cash the following described real estate, described in said Deed of Trust, and situated in Warren County, State of Missouri, to-wit:

LOT 1045 OF PLAT 12 OF LAKE SHERWOOD ESTATES, A SUBDIVISION IN WARREN COUNTY, MISSOURI, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 9 IN THE OFFICE OF THE RECORDER OF DEEDS OF WARREN COUNTY, MISSOURI.

to satisfy said debt and cost.

MILLSAP & SINGER, P.C.,  
Successor Trustee  
612 Spirit Drive  
St. Louis, MO 63005  
(636) 537-0110  
File No: 151846.060513.306417 FC

### NOTICE

Pursuant to the Fair Debt Collection Practices Act, 15 U.S.C. §1692c(b), no information concerning the collection of this debt may be given without the prior consent of the consumer given directly to the debt collector or the express permission of a court of competent jurisdiction. The debt collector is attempting to collect a debt and any information obtained will be used for that purpose.

Publish in the Warren County Record May 9, 16, 23 and 30, 2013.

### TRUSTEE'S SALE

**IN RE: Terry D. Roberts and Samantha E. Roberts, Husband and Wife, Trustee's Sale:**

For default in payment of debt and performance of obligation secured by Deed of Trust executed by Terry D. Roberts and Samantha E. Roberts, Husband and Wife, dated March 16, 2005, and recorded in the Office of the Recorder of Deeds of Warren County, Missouri, in Book 1309, Page 642, the undersigned Successor Trustee, at the request of the legal holder of said Note, will on Wednesday, June 5, 2013, between the hours of 9:00 a.m. and 5:00 p.m., (at the specific time of 12:00 P.M.), at the North Front Door of the Courthouse, City of Warrenton, County of Warren, State of Missouri, sell at public vendue to the highest bidder for cash the following described real estate, described in said Deed of Trust, and situated in Warren County, State of Missouri, to-wit:

LOT 132 ANDORRA ESTATES PLAT THREE A SUBDIVISION AS NUMBERED AND DESIGNATED ON THE RECORDED PLAT THEREOF ON SLIDE B-91 AND SLIDE B-92 WARREN COUNTY RECORDER'S OFFICE

to satisfy said debt and cost.

MILLSAP & SINGER, P.C.,  
Successor Trustee  
612 Spirit Drive  
St. Louis, MO 63005  
(636) 537-0110  
File No: 149032.060513.298783 FC

### NOTICE

Pursuant to the Fair Debt Collection Practices Act, 15 U.S.C. §1692c(b), no information concerning the collection of this debt may be given without the prior consent of the consumer given directly to the debt collector or the express permission of a court of competent jurisdiction. The debt collector is attempting to collect a debt and any information obtained will be used for that purpose.

Publish in the Warren County Record May 9, 16, 23 and 30, 2013.

### TRUSTEE'S SALE:

In Re: JEFFREY ALAN JOHNSON

**TRUSTEE'S SALE:** For default in the payment of debt and performance of obligation described in and secured by Deed of Trust executed by JEFFREY ALAN JOHNSON, a single person, dated 6th day of April, 2010, and recorded as document #201001699 in the Warren County, Missouri land records, and conveying to Daryl L. Hicks, Trustee, the following described property, situated in the County of Warren and State of Missouri, to-wit:

All of Lot Three (3), and the East Half, Twenty-Five feet of Lot Number Four (4), all in Block Three (3) in the City of Wright City, Missouri.

WHEREAS, Paul J. Harris, Successor Trustee at the request of the legal holder of said note and in accordance with the provisions of said Deed of Trust, the undersigned Successor Trustee will on **FRIDAY, JUNE 14, 2013**, between the hours of 9:00 a.m. and 5:00 p.m., to-wit: 1:00 p.m., sell said property at public vendue to the highest bidder for cash at the north front door of the Warren County Court House, 104 West Main Street, Warrenton, Missouri, in the City of Warrenton, Warren County, Missouri, to satisfy said note and costs.

Paul J. Harris, Successor Trustee

Publish in the Warren County Record May 23, 30 and June 6 and 13, 2013.

### NOTICE OF TRUSTEE'S SALE

For default in the payment of debt secured by a deed of trust executed by Matthew Stark, dated January 21, 2009, and recorded on January 29, 2009, Document No. 200900471, in the Office of the Recorder of Deeds, Warren County, Missouri, the undersigned Successor Trustee will on June 12, 2013, at 11:30 A.M., at the North Front Door of the Warren County Courthouse, Warrenton, Missouri, sell at public vendue to the highest bidder for cash:

Lot 335 of GETTYSBURG COMMONS PLAT ONE, a subdivision in the City of Wright City, Missouri, according to the plat thereof recorded on Slide D-183 and D-184 of the Warren County Records, commonly known as 408 Fredricksburg Way, Wright City, MO, 63390

subject to all prior easements, restrictions, reservations, covenants and encumbrances now of record, if any, to satisfy the debt and costs.

South & Associates, P.C., Successor Trustee

First Publication: May 16, 2013. For more information, visit [www.southlaw.com](http://www.southlaw.com)

### NOTICE

Pursuant to the Fair Debt Collection Practices Act, 15 U.S.C. §1692c(b), no information concerning the collection of this debt may be given without the prior consent of the consumer given directly to the debt collector or the express permission of a court of competent jurisdiction. The debt collector is attempting to collect a debt and any information obtained will be used for that purpose (Casefile No. 139161 / Invoice No. 139161-643417).

Publish in the Warren County Record May 16, 23, 30 and June 6, 2013.

### IN THE CIRCUIT COURT OF WARREN COUNTY, MISSOURI PROBATE DIVISION

#### IN THE ESTATE OF

LeROY WILLIAM HASENJAEGER, Deceased  
ESTATE NO. 10BB-PR00010

### NOTICE OF FILING OF FINAL SETTLEMENT AND PETITION FOR DISTRIBUTION

**TO ALL PERSONS INTERESTED IN THE ESTATE OF LeROY WILLIAM HASENJAEGER, DECEASED.**

You are hereby notified that the undersigned Personal Representative will file a Final Settlement and Petition for determination of the persons who are the successors in interest to the personal/real property of the Decedent and of the extent and character of their interest therein and for distribution of such property, in the Probate Division of the Circuit Court of Warren County, Missouri, on June 25, 2013, or as may be continued by the Court, and that any objections or exceptions to such Final Settlement or Petition or any item thereof must be in writing and filed within twenty days after the filing of such Final Settlement.

Darryl L. Hicks, Attorney  
107 West Main Street  
Warrenton, Missouri 63383  
Telephone No. 636-456-2222

Donna Margaret Withers, Personal Representative  
7606 Fairview Church Road  
Grubville, Missouri 63041

Publish in the Warren County Record May 23 and 30, and June 6 and 13, 2013.

### TRUSTEE'S SALE

**IN RE: Rodger D. Weiskopf, a Single Person, Trustee's Sale:**

For default in payment of debt and performance of obligation secured by Deed of Trust executed by Rodger D. Weiskopf, a Single Person, dated November 15, 2007, and recorded in the Office of the Recorder of Deeds of Warren County, Missouri, as Document Number: 200708854, the undersigned Successor Trustee, at the request of the legal holder of said Note, will on Wednesday, May 29, 2013, between the hours of 9:00 a.m. and 5:00 p.m., (at the specific time of 12:00 P.M.), at the North Front Door of the Courthouse, City of Warrenton, County of Warren, State of Missouri, sell at public vendue to the highest bidder for cash the following described real estate, described in said Deed of Trust, and situated in Warren County, State of Missouri, to-wit:

LOT 65 OF TROTTERS CREEK, RECORDED IN SLIDE C PAGES 331-334 OF THE WARREN COUNTY RECORDS.

to satisfy said debt and cost.

MILLSAP & SINGER, P.C.,  
Successor Trustee  
612 Spirit Drive  
St. Louis, MO 63005  
(636) 537-0110  
File No: 151618.052913.305770 FC

### NOTICE

Pursuant to the Fair Debt Collection Practices Act, 15 U.S.C. §1692c(b), no information concerning the collection of this debt may be given without the prior consent of the consumer given directly to the debt collector or the express permission of a court of competent jurisdiction. The debt collector is attempting to collect a debt and any information obtained will be used for that purpose.

Publish in the Warren County Record May 2, 9, 16 and 23, 2013.

### NOTICE OF TRUSTEE'S SALE

For default under the terms of the Deed of Trust executed by Sharon M. Beeny, single, dated June 27, 2006, recorded on July 3, 2006, as Document No. 05687, in Book 1395, Page 817, Office of the Recorder of Deeds, Warren County, Missouri, the undersigned Successor Trustee will on Friday, June 14, 2013, at 11:00 a.m. at the North Front Door of the Warren County Courthouse, 104 West Boone's Lick Road, in Warrenton, Missouri, sell at public vendue to the highest bidder for cash:

Lot 121 of ANDORRA ESTATES PLAT THREE, a subdivision as numbered and designated on the recorded plat thereof on Slide B-91 and Slide B-92, Warren County Recorders Office, State of Missouri,

to satisfy said debt and costs.

Martin, Leigh, Laws & Fritzen, P.C.  
Successor Trustee  
Richard L. Martin, Vice President  
(816) 221-1430  
www.mllfpc.com

(Beeny, 5935.110, Publication Start: 05/23/2013)

**MARTIN, LEIGH, LAWS & FRITZLEN, P.C., AS SUCCESSOR TRUSTEE, IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

Publish in the Warren County Record May 23, 30 and June 6 and 13, 2013.

### NOTICE OF TRUSTEE'S SALE

For default under the terms of the Deed of Trust executed by David G. Laymon, an unmarried man, dated July 24, 2003, recorded on August 6, 2003, as Document No. 07981, in Book 1198, Page 536, Office of the Recorder of Deeds, Warren County, Missouri, the undersigned Successor Trustee will on Friday, June 7, 2013, at 11:00 A.M. at the North Front Door of the Warren County Courthouse, 104 West Boone's Lick Road, in Warrenton, Missouri, sell at public vendue to the highest bidder for cash:

Lot 31 of NORTHRIDGE ESTATES Plat 4, as numbered and designated on the recorded Plat of said subdivision on Slide B-345 and 346 of the Warren County, Missouri Records,

to satisfy said debt and costs.

Martin, Leigh, Laws & Fritzen, P.C.  
Successor Trustee  
Richard L. Martin, Vice President  
(816) 221-1430  
www.mllfpc.com

(Laymon, 5677.534, Publication Start: 05/16/2013)

**MARTIN, LEIGH, LAWS & FRITZLEN, P.C., AS SUCCESSOR TRUSTEE, IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

Publish in the Warren County Record May 16, 23, 30 and June 6, 2013.

### NOTICE OF TRUSTEE'S SALE

For default in the payment of debt secured by a deed of trust executed by Justin D. Mills and Rebecca L. Brockmann, dated April 30, 2009, and recorded on June 2, 2009, Document No. 200903476, in the Office of the Recorder of Deeds, Warren County, Missouri, the undersigned Successor Trustee will on June 12, 2013, at 11:30 A.M., at the North Front Door of the Warren County Courthouse, Warrenton, Missouri, sell at public vendue to the highest bidder for cash:

**Lot 267 of Gettysburg Commons-Plat One, a subdivision in the City of Wright City, Missouri, according to the Plat thereof recorded on slide D-183 and D-184 of the Warren County Records.,** commonly known as 105 Chancellerville Drive, Wright City, MO, 63390

subject to all prior easements, restrictions, reservations, covenants and encumbrances now of record, if any, to satisfy the debt and costs.

South & Associates, P.C., Successor Trustee

First Publication: May 16, 2013. For more information, visit [www.southlaw.com](http://www.southlaw.com)

### NOTICE

Pursuant to the Fair Debt Collection Practices Act, 15 U.S.C. §1692c(b), no information concerning the collection of this debt may be given without the prior consent of the consumer given directly to the debt collector or the express permission of a court of competent jurisdiction. The debt collector is attempting to collect a debt and any information obtained will be used for that purpose (Casefile No. 147912 / Invoice No. 147912-645974).

Publish in the Warren County Record May 16, 23, 30 and June 6, 2013.

### TRUSTEE'S SALE

**IN RE: Melinda S. Fritz, An Unmarried Person, Trustee's Sale:**

For default in payment of debt and performance of obligation secured by Deed of Trust executed by Melinda S. Fritz, An Unmarried Person, dated August 21, 2006, and recorded in the Office of the Recorder of Deeds of Warren County, Missouri, as Document No. 200607189, the undersigned Successor Trustee, at the request of the legal holder of said Note, will on Thursday, June 6, 2013, between the hours of 9:00 a.m. and 5:00 p.m., (at the specific time of 12:40 P.M.), at the North Front Door of the Courthouse, City of Warrenton, County of Warren, State of Missouri, sell at public vendue to the highest bidder for cash the following described real estate, described in said Deed of Trust, and situated in Warren County, State of Missouri, to-wit:

LOT 109 OF WARRIOR RIDGE PLAT THREE, A SUBDIVISION ACCORDING TO PLAT THEREOF RECORDED ON SLIDE C-361 AND C-362 OF THE WARREN COUNTY RECORDS.

to satisfy said debt and cost.

MILLSAP & SINGER, P.C.,  
Successor Trustee  
612 Spirit Drive  
St. Louis, MO 63005  
(636) 537-0110  
File No: 151652.060613.305851 FC

### NOTICE

Pursuant to the Fair Debt Collection Practices Act, 15 U.S.C. §1692c(b), no information concerning the collection of this debt may be given without the prior consent of the consumer given directly to the debt collector or the express permission of a court of competent jurisdiction. The debt collector is attempting to collect a debt and any information obtained will be used for that purpose.

Publish in the Warren County Record May 16, 23, 30 and June 6, 2013.

# PUBLIC NOTICES

## Foreclosure Sale

Klocke Entertainment, LLC (“Pledgor”)

On May 31, 2013, at 1:00 p.m, First State Community Bank (the “Bank”) will offer for sale the following property: All Inventory, Equipment, Furniture and Fixtures of Klocke Entertainment, LLC. The sale will take place at the front door of the Warren County Courthouse, Warren County, Missouri. Anyone may attend the sale and bid for the property pursuant to the bidding procedures to be announced at the time of sale. This sale is being made pursuant to a security agreement given to the Bank by the Pledgor. For information contact Brad Schuster at (636) 745-3337.

Publish in the Warren County Record May 23, 2013.

## AUTO REPAIR AND SERVICE BID

The City of Warrenton is accepting bids for **Automotive Repair and Service** for the upcoming fiscal year beginning July 1, 2013. This includes approximately 40 gasoline fueled and 10 diesel-fueled passenger cars, pickups, and dump trucks. All bids must include complete bid specification requirements in order to be considered. Service must be provided locally. Bid specifications are available by contacting Brandie Walters at 636-456-3535 or bwalters@warrenton-mo.org at City Hall. Sealed bids marked “**Auto Repair and Service**” will be accepted at Warrenton City Hall, 200 West Booneslick, Warrenton, MO 63383, until **10:00 a.m. on June 6, 2013**, at which time they will be publicly opened. Any bids received after such date and time shall be returned unopened. The City reserves the right to reject any and all bids.

Publish in the Warren County Record May 23, 2013.

## NOTICE TO CREDITORS BY TRUSTEE:

### ESTATE OF ROSELLA J. BALLER

To all persons interested in the estate of Rosella J. Baller, whose last known address was 37811 Pin Oak Church Road, Truxton, MO 63381.

The undersigned, Carlo Sanfilippo, is acting Trustee under a trust, the terms of which provide that the debts of the decedent may be paid by the Trustee upon receipt of proper proof thereof. The address of the Trustee is 4101 Magnolia Ave., Unit 308, St. Louis, MO 63110.

All creditors of the decedent are notified to present their claims to the undersigned within six (6) months from the date of the first publication of this notice or be forever barred.

Date of first publication is May 2, 2013.

Carlo Sanfilippo, Trustee

Publish in the Warren County Record May 2, 9, 16 and 23, 2013.

## NOTICE OF PUBLIC HEARING

A public hearing will be held by the Board of Aldermen of the City of Warrenton at 7:00 p.m. on **June 4, 2013**, at Warrenton City Hall, 200 W. Booneslick, Warrenton, Missouri, at which time citizens may be heard on the proposed rate increase for sewer service within and outside the corporate limits of the City of Warrenton, Missouri, a political subdivision.

	<u>Proposed Per Month</u>	<u>Current Per Month</u>
City and Truesdale Residential		
1,000-gallon minimum	\$9.28	\$9.01
All over 1,000 gallons	\$3.21 per 1,000 gallons	\$3.12 per 1,000 gallons
City Industrial and Commercial		
1,000-gallon minimum	\$9.86	\$9.57
All over 1,000 gallons	\$3.31 per 1,000 gallons	\$3.21 per 1,000 gallons
Outside City Limits-Residential		
1,000-gallon minimum	\$18.54	\$18.00
All over 1,000 gallons	\$6.41 per 1,000 gallons	\$6.22 per 1,000 gallons
Outside City Limits-Industrial and Commercial		
1,000-gallon minimum	\$19.70	\$19.13
All over 1,000 gallons	\$6.61 per 1,000 gallons	\$6.42 per 1,000 gallons
Inside City Limits-No Meter	\$24.11	\$23.41
Outside City Limits-No Meter	\$31.19	\$30.28
Industrial and Commercial Users		
Excess BOD charge >2.5 lbs. per 1,000 gallons and /or >3 lbs. of suspended solids		
Per additional lb. BOD	\$.23	\$.22
Per additional lb. suspended solids	\$.14	\$.13

Industrial and Commercial Users meeting discounted rate requirements  
Monthly average 50 ppm BOD and suspended solids or less  
for all gallons over 1,000 \$4.60 per 1,000 gallons \$4.47 per 1,000 gallons

Monthly average 51 to and including 125 ppm BOD and suspended solids  
for all gallons over 1,000 \$6.16 per 1,000 gallons \$5.98 per 1,000 gallons

Anyone having an interest in these matters may express that interest at this time.

Melody Rugh, City Clerk

Publish in the Warren County Record May 23, 2013.

## NOTICE OF PUBLIC HEARING

A public hearing will be held by the Board of Aldermen of the City of Warrenton at 7:00 p.m. on **June 4, 2013**, at Warrenton City Hall, 200 W. Booneslick, Warrenton Missouri at which time citizens may be heard on the proposed rate increase for the use and consumption of water within and outside the corporate limits of the City of Warrenton, Missouri, a political subdivision.

	<u>Proposed Per Month</u>	<u>Current Per Month</u>
City Residential		
1,000-gallon minimum	\$5.68	\$5.51
All over 1,000 gallons	\$3.66 per 1,000 gallons	\$3.55 per 1,000 gallons
City Industrial and Commercial		
1,000-gallon minimum	\$9.70	\$9.42
All over 1,000 gallons	\$3.89 per 1,000 gallons	\$3.78 per 1,000 gallons
Outside City Limits-Residential		
1,000-gallon minimum	\$18.05	\$17.52
All over 1,000 gallons	\$7.73 per 1,000 gallons	\$7.50 per 1,000 gallons
Outside City Limits-Industrial and Commercial		
1,000-gallon minimum	\$18.99	\$18.44
All over 1,000 gallons	\$8.18 per 1,000 gallons	\$7.94 per 1,000 gallons

Anyone having an interest in these matters may express that interest at this time.

Melody Rugh, City Clerk

Publish in the Warren County Record May 23, 2013.